

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner  
**DATE:** December 3, 2008

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2008-042 (AYUMI JAPANESE GRILL)**

**LOCATION:** 10035 Adams Avenue #101, 92646 (northeast corner of Adams Avenue and Brookhurst Street)

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**Applicant:** Cathy Lewis, 4492 Charleville Circle, Irvine, CA 92604

**Property Owner:** Brookhurst & Adams, LLC, 2760 E Springs Street, #200, Long Beach, CA 90806

**Request:** To permit the establishment of a 3,000 sq. ft. restaurant with onsite sale and consumption of alcoholic beverages.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Zone:** CG (Commercial General)

**General Plan:** CG – F1 (Commercial General – maximum 0.35 Floor Area Ratio)

**Existing Use:** Vacant Commercial Suite

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**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of minor alterations to a commercial suite involving no expansion to the existing shopping center.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO.2008-042:**

1. Conditional Use Permit No. 2008-042 for the establishment of a 3,000 sq. ft. restaurant with onsite sale and consumption of alcoholic beverages within an existing commercial development will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed restaurant with alcohol sales will not generate additional noise, traffic, or other impacts detrimental to surrounding properties and inconsistent with the subject property's commercial zoning. The site provides the necessary parking to accommodate the proposed restaurant. The sales and consumption of alcoholic beverages are proposed inside the restaurant only. The main entrance of the restaurant is oriented towards Adams Avenue, away from residential units. Residential uses to the north of the subject site will be adequately buffered from the restaurant by an approximately 125-foot separation and a 6-foot high block wall separating the two properties.
2. The conditional use permit will be compatible with surrounding uses because it is a commercial use located in an existing commercial development with other commercial uses with similar characteristics.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it would be located. The restaurant with alcohol sales will be located within an existing commercial center, which conforms to land use and on-site parking requirements applicable to the General Commercial (CG) zoning designation.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Commercial General on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - a. LU 10.1.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach's recreational resources.
  - b. ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The requested conditional use permit will accommodate existing development by allowing the establishment of a restaurant with alcohol sales. The proposed use will market its services to local residents and residents in the surrounding region thereby expanding the service-based commercial opportunities in the City. It will be located in an existing shopping center, which includes service related uses.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-042:**

1. The site plan dated October 9, 2008 and floor plan dated November 13, 2008, shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. Hours of operation of the restaurant with alcohol service shall be between 11:00 AM and 12:00 AM seven days a week. **(PD)**
  - b. Regular food service, consisting of the complete dinner menu, shall be available until one hour before the close of business. **(PD)**
  - c. The rear door shall be used by employees only. **(PD)**
  - d. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning Department. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.